

# ZONING WORKSHOP



JANUARY 29, 2008

## Timeline of Events

DATE	EVENT
April 2007	Planning Commission presented plan for developing zoning program
May - September	Planning Commission discussions on various aspects of zoning
September 18	Council amends city code to limit high-rise developments around Lake Keowee; instructs Planning Commission to "get-thick" part of the zoning program; takes 18 reading on draft ZCO
October 8	Planning Commission takes up draft ZCO and draft Future Land Use Map
November 19	Planning Commission refers draft ZCO and draft Future Land Use Map to Council
December 10	Planning Commission votes to recommend Council consider amending draft Future Land Use Map by removing 2 existing residential developments from the boundaries of the proposed Employment Opportunity Overlay

## Zoning Enabling Ordinance

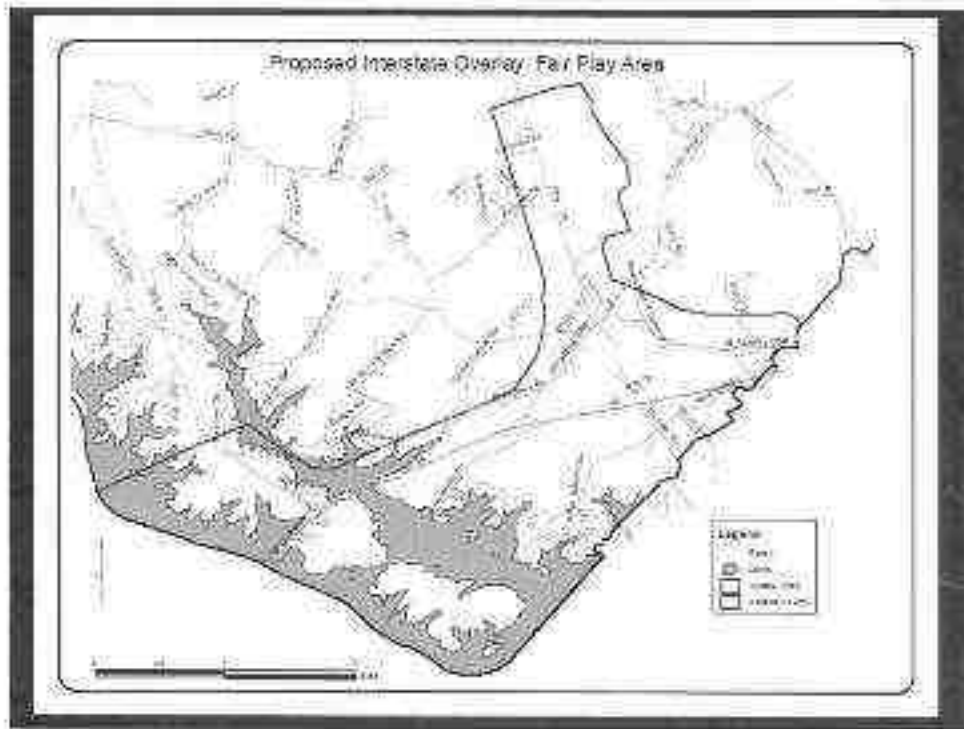
- Articles I-IV
  - Legal Requirements
  - Definitions
- Standards and Zoning Districts
  - All districts but 'Unzoned District' are 'reserved'
- Overlays
  - 3 overlay districts have been proposed
  - Allows for performance standards within overlays

## Employment Opportunity Overlay

### Interstate-85 Area

#### Proposed Standards:

1. **Residential Development:** No residential development shall have a gross density greater than 1 dwelling unit per 5 acres.
2. **Signage:** All signage shall be ground mounted.

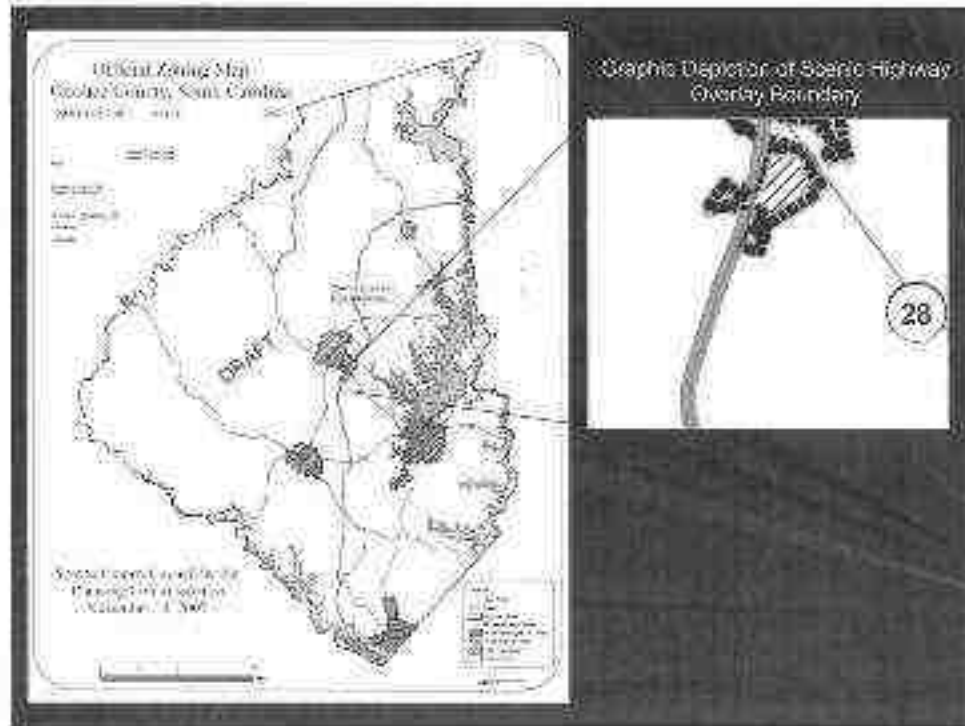


## Scenic Highway Overlay

**Boundary:** The scenic highway overlay boundary would extend 250 feet on each side of the roadway, measured perpendicular to the centerline of the road, (500 foot total)

- South Carolina Highway 11 (Cherokee Foothills Scenic Highway)
- South Carolina Highway 107 (Oscar Wigginton Memorial Scenic Byway)

**Standards:** None

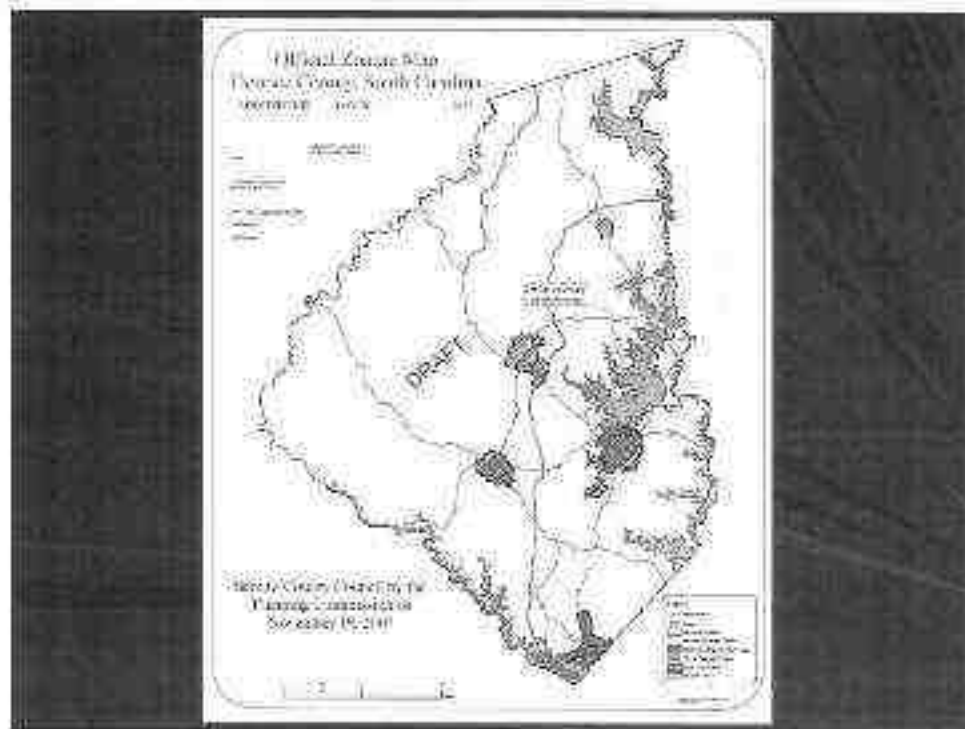


## Lake Overlay

**Currently includes Areas Near Lakes Keowee and Jocassee – Exact Boundaries are to be Determined**

### **Standards:**

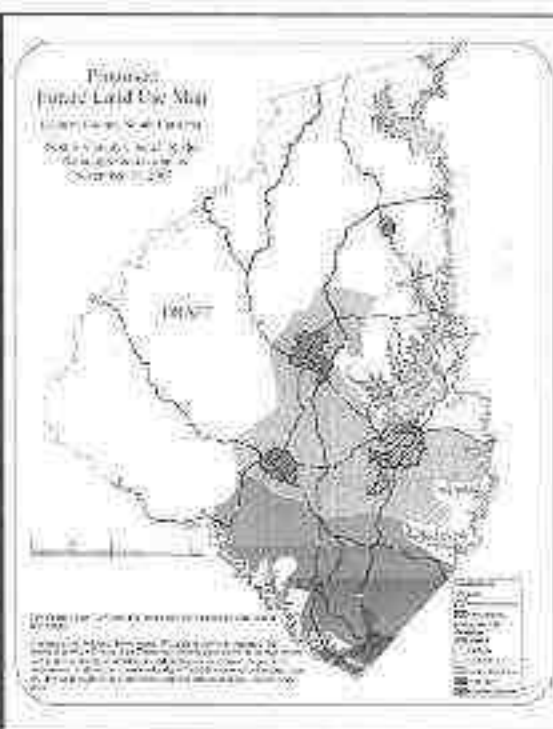
1. No single-family or multi-family development shall have a net density greater than 4 dwelling units per acre.
2. No structure constructed in the overlay shall have a building height (to be measured in accordance with adopted building codes) greater than 65 feet above finished grade. In no circumstances shall the grade elevation be altered beyond that necessary to provide for structural soundness.
3. Buffer inspected at initial inspection.



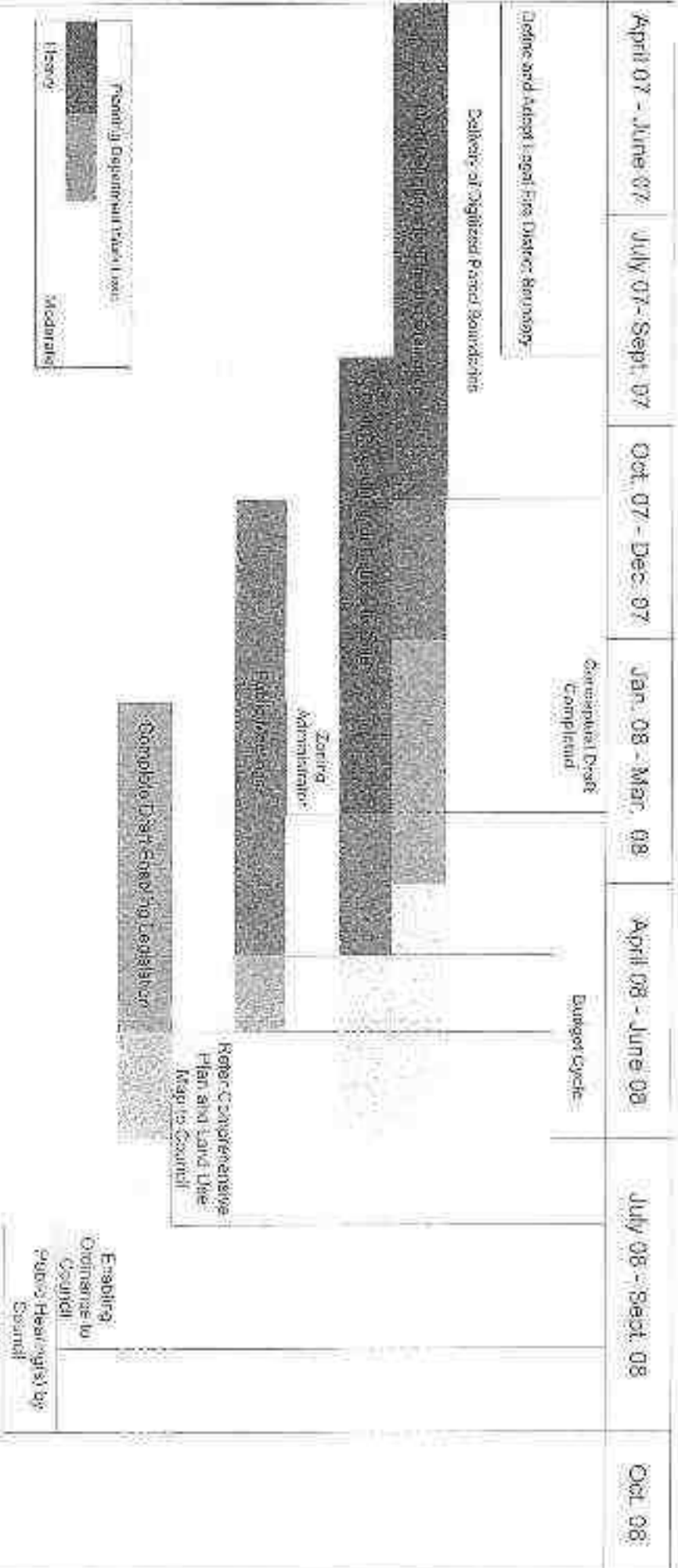
## Future Land Use Map

A non-regulatory map that graphically represents what the citizens would like to see the County look like in the future; brings together the goals expressed in all of the elements of the Comprehensive Plan.

Recommended by  
Planning Commission on  
November 19, 2007.



ZONING MILESTONES AND ADOPTION TIMELINE



Adoption and Implementation





# ZONING Information

## Outlined Summary of Contents

- I. Future Land Use Map
- II. Recommended Changes to Ordinance Legal Requirements
- III. First Reading—September 18, 2007
- IV. Draft Referred by Planning Commission—  
November 19, 2007



## **Outlined Summary of Contents**

### **I. Future Land Use Map**

In response to concerns from residents within Parkview South and Parkview East (residential developments on Highway 11 South) being included within the Employment Opportunity Overlay, the Planning Commission has requested that these subdivisions and the State Park be removed from the overlay on the Future Land Use Map.

On the map titled 'Option for Council's Consideration' both Parkview South and Parkview East have been changed to yellow, representing residential land use. Also, the Employment Opportunity area has been changed from purple to the yellow/green stripe denoting a Transitional Growth area.

### **II. Zoning Ordinance Legal Requirements**

Under the guidance of the County Attorney, the Planning Staff recommends the addition of certain legal requirements to the ordinance. These are contained in Articles I – IV. The articles address the following: items that are mandated by the state to be included in land use ordinances, terms and definitions, and non-conforming uses.

### **III. First Reading—September 18, 2007**

Summary of standards:

- *Employment Opportunity Overlay*—No residential development shall have a gross density greater than 1 dwelling unit per 5 acres. All signage shall be ground mounted. Remaining standards are listed as [Reserved].
- *Scenic Highway Overlay*—All standards are listed as [Reserved].
- *Lake Overlay*—Standards apply within 1300 feet of the full pond contour of Lake Keowee and Lake Jocassee:
  1. No net density greater than 4 dwelling units per acre.
  2. No structure with building height greater than 65 feet above finish grade.
  3. Natural vegetative buffer of 25 feet perpendicular to full pond contour, established on the first inspection (standards are the same as contained in the Subdivision Regulations).

### **IV. Planning Commission's Recommendation—November 19, 2007**

Summary of standards:

- This version is the same as the original September 18, 2007 ordinance given first reading, except that the *Lake Overlay* boundary of 1300 feet of the full pond contour of Lake Keowee and Lake Jocassee has been removed and is noted as "to be determined".



# Future Land Use Map

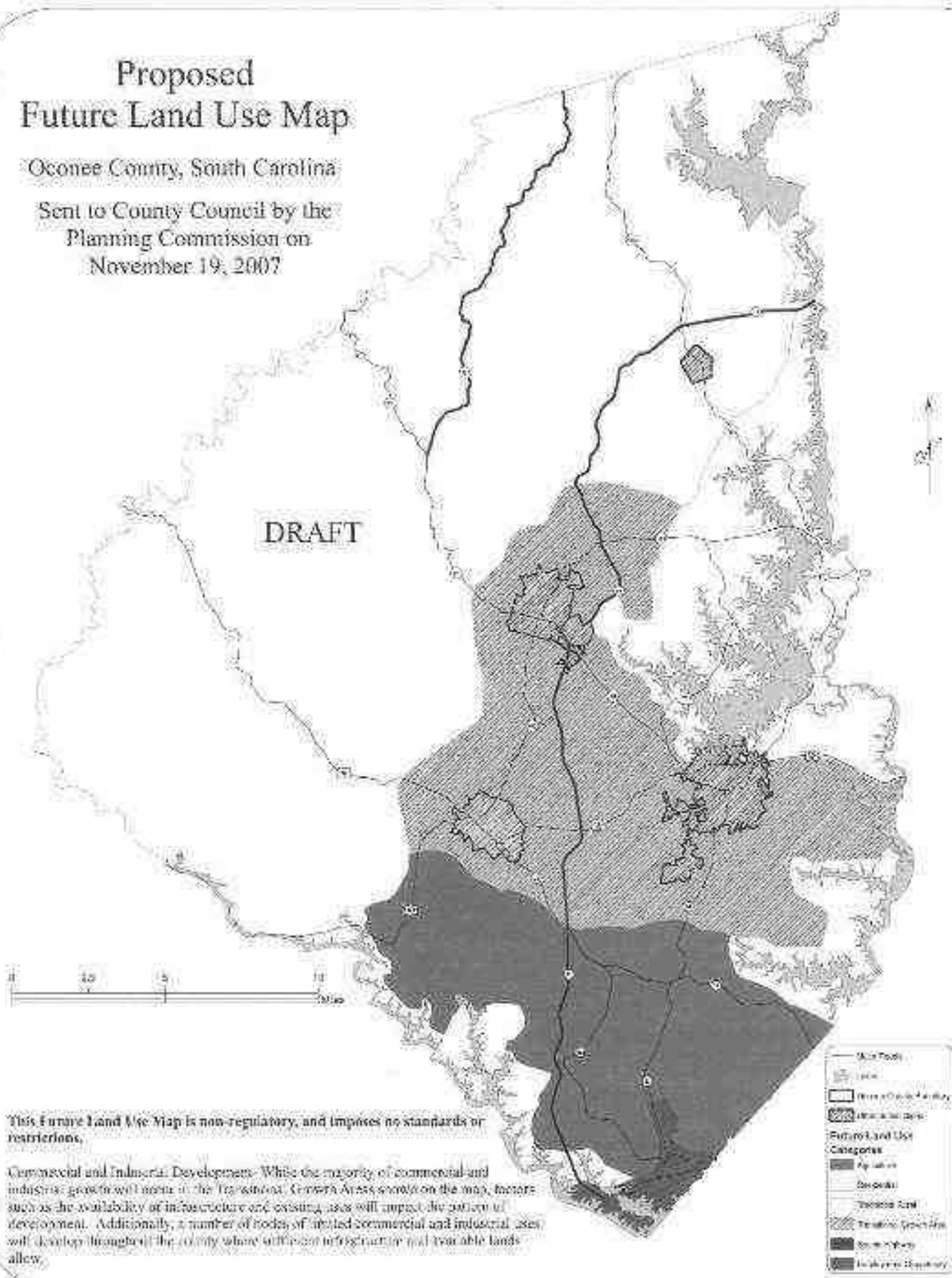
- Planning Commission's 11-19-07  
Recommendation
- Options to Consider

# Proposed Future Land Use Map

Oconee County, South Carolina

Sent to County Council by the  
Planning Commission on  
November 19, 2007

DRAFT

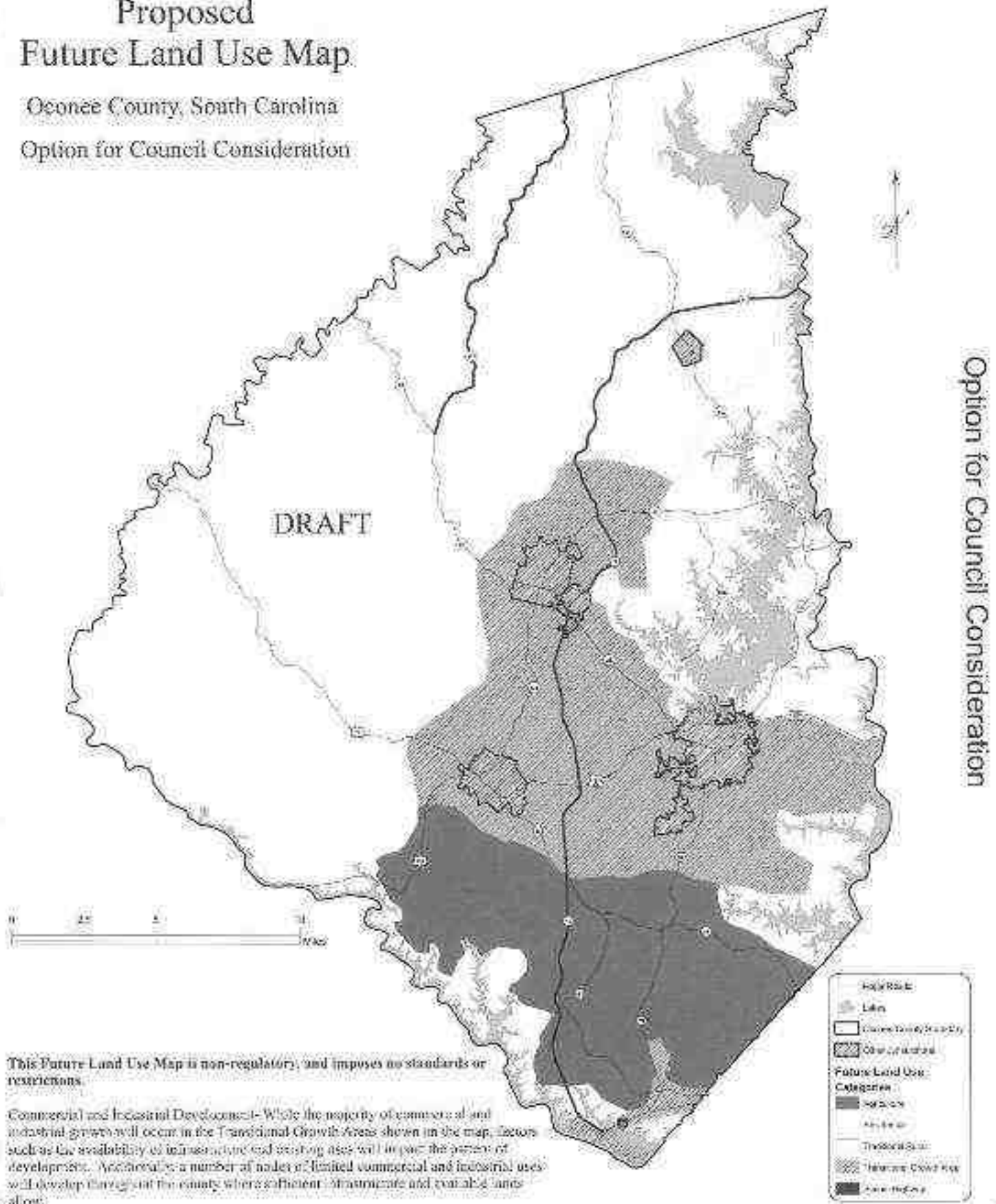


This Future Land Use Map is non-regulatory, and imposes no standards or restrictions.

**Commercial and Industrial Development:** While the majority of commercial and industrial growth will occur in the designated Growth Areas shown on the map, future such as the availability of infrastructure and existing uses will impact the pattern of development. Additionally, a number of nodes of limited commercial and industrial uses will develop throughout the county where sufficient infrastructure and available lands allow.

# Proposed Future Land Use Map

Oconee County, South Carolina  
Option for Council Consideration





# Zoning Ordinance

Recommended Changes to  
Legal Requirements & Definitions  
(Articles I-IV)



## LEGAL REQUIREMENTS

# Oconee County Zoning Enabling Ordinance

### Article I. Purpose and Authority

**Section 1.01 Purpose** - The zoning regulations and districts as set forth in this ordinance have been made in accordance with the Oconee County Comprehensive Plan. These regulations are designed to lessen traffic congestion, to protect public safety, to promote the health and general welfare of the citizens of Oconee County, to provide adequate light and air, to prevent overcrowding of land, to avoid undue concentration of population, and to facilitate the adequate provisions of transportation, water, sewerage, schools, parks, and other public requirements. These regulations have been made with reasonable consideration of the character of each community and reflect concern for protecting the property and lifestyles of all Oconee County citizens.

**Section 1.02 Authority** - The provisions of this ordinance are adopted under authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code Title 6, and Chapter 29.

**Section 1.03 Jurisdiction** - The regulations set forth in this ordinance shall be applicable within the unincorporated areas of Oconee County.

**Section 1.04 Conflicting Regulations** - In the event that a regulation in this ordinance conflicts with any other county regulation or zoning districts, the more stringent standard shall apply.

**Section 1.05 Official Zoning Map** - The boundary of the unincorporated areas of Oconee County and all adopted zoning districts are shown on a map entitled "Official Zoning Map, Oconee County, South Carolina," which is hereby adopted and declared to be part of this ordinance.

- (1) **Amendments** - Amendments to the Official Zoning Map shall be made as necessary by the Oconee County Council, in accordance with the procedures outlined in this ordinance and according to § 6-29-760 of the State of South Carolina Code of Laws; the map shall at all times portray the current status of the zoning district boundaries.
- (2) **Custodian Map** - A reproducible copy of the Official Zoning Map shall be kept in the office of the Oconee County Zoning Administrator and copies shall be made available for inspection by the public.

**Section 1.06 Interpretation of Districts Boundaries** - When uncertainty exists with respect to the boundaries of a zoning district, as shown on the Official Zoning Map, the following rules shall apply:

- (1) **Delineation** - Zoning district boundary lines are intended to follow the centerline of roadways, streams or other water channels, and follow platted lot or other property lines. In the absence of visual district boundaries or specified distances on the Official Zoning Map, dimensions or distances shall be determined by the scale on the Official Zoning Map.

## LEGAL REQUIREMENTS

- (2) **Interpretation** – In the event that the Zoning Administrator is unable to make a decision regarding the exact boundary on the Official Zoning Map, the Board of Zoning Appeals shall interpret the district's boundary.

**Section 1.07 Severability** – If, for any reason, one or more sections, sentences, clauses, or parts of this Ordinance are held unconstitutional or invalid, such decision shall not affect, impair, or invalidate the remaining provisions of this Ordinance and they shall remain in full force and effect.

**Section 1.08 Exemptions (grandfathering)** – Any lawfully existing land use or structure that is present at the time zoning regulations are adopted and/or amended by County Council, the property that is considered to be non-conforming shall be exempt from these regulations until such time that the intensity of use changes or the use on the property ceases.

**Section 1.09 Effective Date of Ordinance** – This ordinance shall take effect upon final adoption by County Council.

**Section 1.10 Consideration by County Council** – After the Planning Commission has sent a recommendation forward to County Council regarding an amendment to this ordinance or the zoning map, council shall consider the amendment within thirty days.

- (1) **Public Hearing**- No amendment to the zoning ordinance or map shall be considered for third and final reading until after public notice and hearing by County Council. All interested parties shall be heard at the public hearing.
- (2) **Notice of Hearing**- Notice of public hearing shall be published in a newspaper of general circulation at least 15 days prior to hearing. The notice shall carry an appropriate descriptive title and shall state the time, date, and place of the hearing.
- (3) **Action by Council**- After conducting a duly advertised public hearing, county council shall consider all information presented at the hearing, staff review, and the recommendation received from the Oconee County Planning Commission, prior to making their decision.
- (4) **Reconsideration of request for Amendment**- When County Council shall have denied a request for an amendment to this ordinance, it shall not consider the same or a less restrictive reclassification for an amendment affecting the same property until one year from the date of the date of the previous ordinance. A more restrictive classification is not subject to the one year period.
- (5) **Effective date of change**- Any ordinance affecting a change in the text of the zoning ordinance or zoning maps shall become effective upon final adoption by Council.

**Section 1.11 Penalties** - Any person or entity violating the regulations set forth in this section is guilty of a misdemeanor and may be fined up to five hundred (\$500.00) dollars or imprisoned for thirty (30) days or both.

## Article II. Terms and Definitions

**Section 2.01 Rules of Construction and Interpretation of Terms** - The following rules shall govern the interpretation of words and phrases used in this chapter:



## LEGAL REQUIREMENTS

- (1) **Customary meanings of words.** The words and phrases used in this chapter shall have their customary meanings except for specific words and phrases.
- (2) **Tense.** The present tense includes the future tense.
- (3) **Number.** The singular number includes the plural number, and the plural number includes the singular number.
- (4) **Person.** The word "person" includes a firm, association, partnership, trust, company, corporation or any other entity usually defined in legal usage as a person.
- (5) **Shall and may.** The word "shall" is mandatory; the word "may" is permissive.
- (6) **Used and occupied.** The word "used" or "occupied" include the words "intended, designed or arranged to be used or occupied."
- (7) **Interpretation of types of districts or zones.** Types of districts or zones, when used as a descriptive term for purposes of identifying certain circumstances in which particular regulations are applied.
- (8) **"Contiguous" as applied to lots.** The word "contiguous" shall be interpreted as meaning: sharing a common lot boundary at any point, and not separated by an intervening public street or alley.
- (9) **"Contiguous" as applied to planning districts or zoning classifications.** The word "contiguous" shall be interpreted as meaning: sharing a common boundary at any point, disregarding any intervening public street or alley.
- (10) **"On the premises of."** The phrase "on the premises of" as applied to accessory uses or structures shall be interpreted to mean: on the same lot or on a contiguous lot in the same ownership.

**Section 2.02 Definitions** -Except where specifically defined herein, all words used in this Ordinance shall carry their customary meanings. Words used in the present tense include the future tense; the singular number includes the plural. The word shall is mandatory, not directory.

- (1) **Abandoned Sign** – a sign which is not being maintained as required by SC Code of Laws 57-25-110, or which is overgrown by trees or other vegetation not on the road right-of-way, or which has an obsolete advertising message or no advertising message for a period of six months. Any public service signage shall not be considered abandoned under this definition.
- (2) **Buffer** – a portion of property designated to mitigate impacts between land uses or transportation routes, or to protect water features from pollutants.
- (3) **Buffer, Undisturbed Natural** – an area consisting of an undisturbed, maintenance-free, self-perpetuating stand of vegetation comprised of indigenous shrubs, flowers, wild grasses, and trees.
- (4) **Buffer, Natural Vegetative** – plants, trees, and vegetation that normally survive in Oconee County without the need of fertilizers, herbicides, or pesticides.
- (5) **Building Height** – the vertical distance from grade plane to the average height of the highest roof. See the International building code.

## LEGAL REQUIREMENTS

- (6) **Conditional Use(s)** - Provisions that impose conditions, restrictions, or limitations on a permitted use that are in addition to the restrictions applicable to all land in the zoning district which have been set forth in the text of the zoning ordinance.
- (7) **Current Land Use Map**- A non-regulatory map that graphically represents the existing land use, by parcel, throughout the county.
- (8) **Density, gross** - the total number of dwelling units proposed on a property per acre.

$$\text{Gross Density} = \frac{\text{Proposed number of dwelling units}}{\text{The total acreage}}$$

- (9) **Density, net** - the total number of dwelling units proposed on a property per acre.

$$\text{Net Density} = \frac{\text{Proposed number of dwelling units}}{(\text{The total acreage} - \text{roads and right-of-ways})}$$

- (10) **District, Zoning**- a specifically delineated area in a Planning District, shown on the Official Zoning Map, within which uniform regulations and requirements govern the use, placement, spacing, and size of land and buildings.
- (11) **Future Land Use Map (FLUM)** - A non-regulatory map that graphically represents what the citizens would like to see the county look like in the future; bringing together the goals expressed in all of the elements of the Comprehensive Plan.
- (12) **Grade** - the percent of rise or descent of a sloping surface; the average elevation of a specified area of land.
- (13) **Intensity of Use**- A measure of the extent in which a land parcel is developed.
- (14) **Nonconforming Lot** - A lot of record at the time of this Ordinance which does not meet the requirements for area and/or width applicable in the district in which such lot is located.
- (15) **Nonconforming Structure** - A structure which existed lawfully on the date this Zoning Ordinance became effective or the effective date of any amendments and does not conform to the permitted uses for the zoning district in which it is situated. Nonconforming uses are incompatible with permitted uses in the districts involved. Such nonconformities are permitted to continue until they are removed or vacated.
- (16) **Nonconforming Use** - A use that lawfully occupied a building or land at the time this Ordinance became effective, which has been lawfully continued and which does not now conform to the use regulations.

## LEGAL REQUIREMENTS

- (17) **Permitted Uses** – Those uses explicitly stated as permitted in the definition of a particular zoning district or any use that clearly meets the definition and intent of the zoning district in question.
- (18) **Planning District Advisory Committee** – A committee appointed by County Council from within a Planning Area considering zoning. This committee will, among other activities, create a proposed zoning map to be considered as an amendment to the existing zoning ordinance.
- (19) **Planning District** - Various planning areas modeled on the approximate Oconee County Fire Districts; although the Planning Areas are based upon the Fire District boundaries, no link between the two exists, and either may be amended without impacting the boundaries of the other.
- (20) **Setback** – the distance between the building / structure and any lot line.
- (21) **Special Exception** - A Special Exception use is one which is not permitted by right, but which may be permitted after a public hearing by the Board of Zoning Appeals and all conditions stated in this ordinance are met. The Zoning Ordinance lists, by zoning district, those uses that may be allowed by right or by Special Exception. Uses that are included or fit the intent of these lists will be considered in each zoning district.
- (22) **Spot Zoning** – Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the comprehensive plan.
- (23) **Variance** - A variance is a waiver of the dimensional terms of the Zoning Ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of the Ordinance would result in unnecessary and undue hardship and does not involve a change in the use of the property.
- (24) **Viewshed** - an area of land, water, and / or other environmental elements that are visible from a fixed vantage point (or series of points along a linear transportation facility).
- (25) **Yard** - an open space that lies between the principal building or buildings and the nearest lot line. The minimum required yard as set forth in the ordinance is unoccupied and unobstructed from the ground upward, except as may be expressly permitted.
- (26) **Zoning Map, Official** – the official map or maps that are adopted as part of the zoning ordinance and delineate the boundaries of Planning Districts and the boundaries of zoning classifications.

## LEGAL REQUIREMENTS

### Article III. Planning Districts for Citizen-Initiated Zoning

1. Oakway- [RESERVED]
2. Salem- [RESERVED]
3. Corinth-Shiloh- [RESERVED]
4. Mountain Rest- [RESERVED]
5. Walhalla- [RESERVED]
6. Westminster- [RESERVED]
7. Seneca- [RESERVED]
8. Fair Play- [RESERVED]
9. Long Creek- [RESERVED]
10. Cleveland- [RESERVED]
11. Keowee-Ebenezer- [RESERVED]
12. Friendship- [RESERVED]
13. Cross Roads- [RESERVED]
14. Picket Post-Camp Oak- [RESERVED]
15. South Union- [RESERVED]
16. West Union- [RESERVED]
17. Keowee- [RESERVED]

## LEGAL REQUIREMENTS

### Article IV. Regulations

#### Section 4.01 General Prohibition-

1. No building or structure, no use of any building, structure, or land; and no lot or room which did not now or hereafter exist on the effective date of these regulations shall be created, established, altered, moved, diminished, divided, distinguished, or maintained in any manner except in conformity with the provisions of this ordinance.

2. No use of land or buildings shall be allowed except in conformance with the provisions of these regulations.

~~Section 4.02 Non-conforming Use - If any non-conforming use is abandoned or discontinued for a period of six months or more, such land shall be in conformity with the provisions of this ordinance.~~

~~1. Any usage of a parcel or structure lawful at the time these regulations become effective shall be allowed to continue as a non-conforming usage.~~

~~2. Any non-conforming use discontinued or abandoned for a period of six (6) months or more shall void any exemption as a non-conformity, and shall conform to all provisions of these regulations. However, suspension of a use for longer than six (6) months solely as a result of fire, flood, wind, explosion, or other calamity or Act of God; catastrophic illness or injury; or the exercise of eminent domain or other governmental act (other than that which results from criminal activity proven by a court of competent jurisdiction) shall not constitute discontinuance or abandonment.~~

~~3. In the event an alteration is proposed for any nonconforming structure, the following standards shall apply:~~

~~A. The altering, expanding, changing, rebuilding, or resuming of a nonconformity shall be subject to review and permitting under provisions for conditional usage established in this ordinance.~~

~~B. If a nonconforming building or structure is reused or reoccupied without alteration, or an abandoned use is resumed within six (6) months, no permit is required under this ordinance, provided, the nature and degree of the nonconformity will not be changed or increased from that which existed before the nonconformity became unused, unoccupied, or abandoned.~~

~~C. An expansion of a non-conforming structure that is a non-conformity, solely due to dimensional setbacks shall be permitted, provided the dimensional nonconformity will not be increased.~~

~~For the purposes of this section, the terms "altering", "expanding" and "changing" shall be strictly construed. "Rebuilding" shall mean the rebuilding, reconstruction, or restoration of any nonconforming building or structure which was damaged or partially destroyed by fire, flood, wind, explosion, or other calamity or Act of God; catastrophic illness or injury; or the exercise of eminent domain or other governmental act (other than that which results from criminal activity proven by a court of competent jurisdiction). "Resuming" shall mean the reusing or reoccupying of a nonconforming building or structure which was unused or~~

## LEGAL REQUIREMENTS

unoccupied for a continuous period, or the resuming of a nonconforming use which was abandoned for a continuous period.

**Section 4.03 Interpretation of Districts-** All proposed uses fitting the definition and intent of the zoning district for a given parcel shall be considered permitted unless subject to other requirements established by these regulations. In the event the Zoning Administrator is unable to make a reasonable determination about whether the proposed use fits the definition and intent of the zoning district, the matter shall be referred to the Oconee County Board of Zoning Appeals.





# First Reading

## September 18, 2007

- Zoning Ordinance
- Zoning Map



Approved by County Council on September 18, 2007  
Referred to Planning Commission

## Oconee County Zoning Enabling Ordinance

### Article I. Purpose and Authority

**Section 1.01 Purpose** - The zoning regulations and districts as set forth in this ordinance have been made in accordance with the Oconee County Comprehensive Plan. These regulations are designed to lessen traffic congestion, to protect public safety, to promote the health and general welfare of the citizens of Oconee County, to provide adequate light and air, to prevent overcrowding of land, to avoid undue concentrations of population, and to facilitate the adequate provisions of transportation, water, sewerage, schools, parks, and other public requirements. These regulations have been made with reasonable consideration of the character of each community and reflect concern for protecting the property and lifestyles of all Oconee County citizens.

**Section 1.02 Authority** - The provisions of this ordinance are adopted under authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code Title 6, and Chapter 29.

**Section 1.03 Jurisdiction** - The regulations set forth in this ordinance shall be applicable within the unincorporated areas of Oconee County.

**Section 1.04 Conflicting Regulations** - In the event that a regulation in this ordinance conflicts with any other county regulation or zoning districts, the more stringent standard shall apply.

**Section 1.05 Official Zoning Map** - The boundary of the unincorporated areas of Oconee County and all adopted zoning districts are shown on a map entitled "Official Zoning Map, Oconee County, South Carolina," which is hereby adopted and declared to be part of this ordinance.

- (1) **Amendments** - Amendments to the Official Zoning Map shall be made as necessary by the Oconee County Council, in accordance with the procedures outlined in this ordinance and according to § 6-29-760 of the State of South Carolina Code of Laws; the map shall at all times portray the current status of the zoning district boundaries.
- (2) **Custodian Map** - A reproducible copy of the Official Zoning Map shall be kept in the office of the Oconee County Zoning Administrator and copies shall be made available for inspection by the public.

**Section 1.06 Interpretation of Districts Boundaries** - When uncertainty exists with respect to the boundaries of a zoning district, as shown on the Official Zoning Map, the following rules shall apply:

- (1) **Delineation** - Zoning district boundary lines are intended to follow the centerline of roadways, streams or other water channels, and follow partition or other property lines. In the absence of

Approved by County Council on September 18, 2007  
Referred to Planning Commission.

visual district boundaries or specified distances on the Official Zoning Map, dimensions or distances shall be determined by the scale on the Official Zoning Map.

- (2) **Interpretation** – In the event that the Zoning Administrator is unable to make a decision regarding the exact boundary on the Official Zoning Map, the Board of Zoning Appeals shall interpret the district's boundary.

**Section 1.07 Severability** – If, for any reason, one or more sections, sentences, clauses, or parts of this Ordinance are held unconstitutional or invalid, such decision shall not affect, impair, or invalidate the remaining provisions of this Ordinance and they shall remain in full force and effect.

**Section 1.08 Exemptions (grandfathering)** – Any lawfully existing land use or structure that is present at the time zoning regulations are adopted and/or amended by County Council, the property that is considered to be non-conforming shall be exempt from these regulations until such time that the intensity of use changes or the use on the property ceases.

**Section 1.09 Effective Date of Ordinance** – This ordinance shall take effect upon final adoption by County Council.

Approved by County Council on September 18, 2007  
Referred to Planning Commission.

## **Article II. Terms and Definitions**

**Section 2.01 Rules of Construction and Interpretation of Terms** - The following rules shall govern the interpretation of words and phrases used in this chapter:

- (1) **Customary meanings of words.** The words and phrases used in this chapter shall have their customary meanings except for specific words and phrases.
- (2) **Tense.** The present tense includes the future tense.
- (3) **Number.** The singular number includes the plural number, and the plural number includes the singular number.
- (4) **Person.** The word "person" includes a firm, association, partnership, trust, company, corporation or any other entity usually defined in legal usage as a person.
- (5) **Shall and may.** The word "shall" is mandatory; the word "may" is permissive.
- (6) **Used and occupied.** The word "used" or "occupied" include the words "intended, designed or arranged to be used or occupied."
- (7) **Interpretation of types of districts or zones.** Types of districts or zones, when used as a descriptive term for purposes of identifying certain circumstances in which particular regulations are applied.
- (8) **"Contiguous" as applied to lots.** The word "contiguous" shall be interpreted as meaning: sharing a common lot boundary at any point, and not separated by an intervening public street or alley.
- (9) **"Contiguous" as applied to planning districts or zoning classifications.** The word "contiguous" shall be interpreted as meaning: sharing a common boundary at any point, disregarding any intervening public street or alley.
- (10) **"On the premises of."** The phrase "on the premises of" as applied to accessory uses or structures shall be interpreted to mean: on the same lot or on a contiguous lot in the same ownership.

**Section 2.02 Definitions** - Except where specifically defined herein, all words used in this Ordinance shall carry their customary meanings. Words used in the present tense include the future tense; the singular number includes the plural. The word shall is mandatory, not directory.

- (1) **Conditional Use(s)** - Provisions that impose conditions, restrictions, or limitations on a permitted use that are in addition to the restrictions applicable to all land in the zoning classification which have been set forth in the text of the zoning ordinance.
- (2) **Current Land Use Map** - A non-regulatory map that graphically represents the existing land use, by parcel, throughout the county.
- (3) **District, Zoning** - a specifically delineated area in a Planning District within which uniform regulations and requirements govern the use, placement, spacing, and size of land and buildings.
- (4) **Future Land Use Map (FLUM)** - A non-regulatory map that graphically represents what the citizens would like to see the county look like in the

future; bringing together the goals expressed in all of the elements of the Comprehensive Plan.

- (5) **Intensity of Use**- A measure of the extent to which a land parcel is developed.
- (6) **Nonconforming Lot** - A lot of record at the time of this Ordinance which does not meet the requirements for area and/or width applicable in the district in which such lot is located.
- (7) **Nonconforming Structure** - A structure which existed lawfully on the date this Zoning Ordinance became effective and which does not conform to the permitted uses for the zoning district in which it is situated. Nonconforming uses are incompatible with permitted uses in the districts involved. Such nonconformities are permitted to continue until they are removed or vacated.
- (8) **Nonconforming Use** - A use that lawfully occupied a building or land at the time this Ordinance became effective, which has been lawfully continued and which does not now conform to the use regulations.
- (9) **Permitted Uses** - Those uses explicitly stated as permitted in the definition of a particular classification or any use that clearly meets the definition and intent of the classification in question.
- (10) **Planning Area Advisory Committee** - A committee appointed by County Council from within a Planning Area considering zoning. This committee will, among other activities, create a proposed zoning map to be considered as an amendment to the existing zoning ordinance.
- (11) **Planning Area** - Various planning areas modeled on the approximate Oconee County Fire Districts; although the Planning Areas are based upon the Fire District boundaries, no link between the two exists, and either may be amended without impacting the boundaries of the other.
- (12) **Special Exception** - A Special Exception use is one which is not permitted by right, but which may be permitted after assessing and addressing potential uses. The Zoning Ordinance lists, by zoning district, those uses that may be allowed by right or by Special Exception. Uses that are included or fit the intent of these lists will be considered in each zoning district.
- (13) **Spot Zoning** - Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the comprehensive plan.
- (14) **Variance** - A variance is a waiver of the dimensional terms of the Zoning Ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of the Ordinance would result in unnecessary and undue hardship; and does not involve a change in the use of the property.

Approved by County Council on September 18, 2007  
Referred to Planning Commission.

- (15) **Zoning Map, Official** – the official map or maps that are adopted as part of the zoning ordinance and delineate the boundaries of Planning Districts and the boundaries of zoning classifications.

### **Article III. Planning District**

**Section 3.01 Official Boundary** – The boundary of the Oconee County Planning District shall conform to the boundaries of the unincorporated areas of Oconee County, and shall be shown on the Official Zoning Map of Oconee County.

**Section 3.02 Planning Areas for Citizen-Initiated Zoning** – [RESERVED]

- |                           |            |
|---------------------------|------------|
| 1. Oakway-                | [RESERVED] |
| 2. Salem-                 | [RESERVED] |
| 3. Corinth--Shiloh-       | [RESERVED] |
| 4. Mountain Rest-         | [RESERVED] |
| 5. Walhalla-              | [RESERVED] |
| 6. Westminster-           | [RESERVED] |
| 7. Seneca-                | [RESERVED] |
| 8. Fair Play-             | [RESERVED] |
| 9. Long Creek-            | [RESERVED] |
| 10. Cleveland-            | [RESERVED] |
| 11. Keowee-Ebenezer-      | [RESERVED] |
| 12. Friendship-           | [RESERVED] |
| 13. Cross Roads-          | [RESERVED] |
| 14. Picket Post-Camp Oak- | [RESERVED] |
| 15. South Union-          | [RESERVED] |
| 16. West Union-           | [RESERVED] |
| 17. Keowee-               | [RESERVED] |

Approved by County Council on September 18, 2007  
Referred to Planning Commission,

## Zoning Districts and Regulations

### Article IV. Regulations

#### Section 4.01 General Prohibition-

1. No building or structure, no use of any building, structure, or land; and no lot of record which did not now or hereafter exist on the effective date of these regulations shall be created, established, altered, moved, diminished, divided, eliminated, or maintained in any manner except in conformity with the provisions of this ordinance.

2. No use of land or buildings shall be allowed except in conformance with the provisions of these regulations.

**Section 4.02 Non-conforming Uses** – If any non-conforming use is abandoned or discontinued for a period of six months or more, such land shall be in conformity with the provisions of this ordinance.

**Section 4.03 Interpretation of Districts**- All proposed uses fitting the definition and intent of the zoning district for a given parcel shall be considered permitted unless subject to other requirements established by these regulations. In the event the Zoning Administrator is unable to make a reasonable determination about whether the proposed use fits the definition and intent of the zoning district, the matter shall be referred to the Oconee County Board of Zoning Appeals.

**Article V. Un-zoned District** – The usage of parcels within areas designated as un-zoned shall not be specified by this ordinance; however, said usage shall comply with all adopted performance standards, overlay districts, or any other applicable ordinance of Oconee County.

### Article VI. Traditional Rural Districts

**Title:** Traditional Rural District

**Definition:** Parcels located in areas with little or no commercial, industrial, or other significant development; residential development is primarily limited to single-family dwellings. Public infrastructure is limited.

**Intent:** This district is meant to provide for a continuation of traditional lifestyles in sparsely populated areas with low intensity development; and to preserve the character of more remote rural areas. Additionally residents of Traditional Rural areas typically have access to fewer public conveniences than more urban areas, but retain greater freedom in the manner in which they use their land.

**Standards:** [RESERVED]

### Article VII. Conservation Districts

**Title:** Conservation

**Definition:** Those areas designated for preservation and protection.



Approved by County Council on September 18, 2007  
Referred to Planning Commission.

**Intent:** This district is intended to protect and promote the continuation of Oconee's natural resources.

**Standards:** [RESERVED]

#### **Article VIII. Agriculture Districts**

**Title:** Agriculture

**Definition:** Those areas in which rural lifestyles have traditionally been and continue to be intertwined with agricultural activity and production which has a significant economic impact to the area and Oconee County.

**Intent** – Agricultural districts are intended for the protection of farm land in Oconee County while ensuring sufficient residential and commercial development opportunities exist to serve the needs of citizens living in those areas.

**Standards:** [RESERVED]

#### **Article IX. Residential Districts**

**Title:** Single Family Residential

**Definition:** Those areas where the primary land is single family residential.

**Intent:** This district is intended to provide for residential single family development in the county and for those related uses that are normally associated with residential communities. Those uses that may generate negative secondary effects impacting life shall be discouraged.

**Standards:** [RESERVED]

#### **Article X. Multi-family Districts**

**Title:** Multi-family

**Definition:** Those areas that have sufficient infrastructure for the appropriate development of all types of housing. Generally, these areas are close to educational facilities or city services, public transportation, and access to employment opportunities.

**Intent:** The intent of this district is to provide for all housing types. Medium to high density housing shall be allowed by right. These areas shall have access to water and sewage services.

**Standards:** [RESERVED]



Approved by County Council on September 18, 2007  
Referred to Planning Commission.

**Article XI. Commercial Districts**

**Title:** Commercial

**Definition:** Those areas well suited to supporting commercial activity.

**Intent:** This district is intended to protect and promote the development of commercial and business establishments.

**Standards:** [RESERVED]

**Article XII. Industrial Districts**

**Title:** Industrial

**Definition:** Those areas suited for light and/or heavy industries.

**Intent:** The intent of this district is to provide for the industrial and commercial needs of Oconee County while protecting other uses from potential negative impacts associated with such activities.

**Standards:** [RESERVED]

Approved by County Council on September 18, 2007  
Referred to Planning Commission.

## **OVERLAY DISTRICTS AND CLASSIFICATIONS**

### **Article XIII. Employment Opportunity Overlay**

**Title:** Employment Opportunity Overlay District

**Definition:** The Employment Opportunity Overlay is not intended to be a separate zoning district, but shall be assigned to those areas County Council has determined to be essential to the future economic prosperity and general well being of all Oconee citizens.

**Intent:** The Overlay is intended to promote development that reflects the best building and site design practices in a manner that will maintain the greatest marketability of the area over time.

**Boundary:** The boundaries of the Employment Opportunity Overlay are shown on the Official Oconee County Zoning Map, and are divided into the following sub-districts:

- a. Interstate 85 Employment Opportunity Overlay
- b. [RESERVED]

#### **Standards:**

##### **a. Interstate 85 Employment Opportunity Overlay-**

1. Residential Development: No residential development shall have a gross density greater than 1 dwelling unit per 5 acres.
2. Signage: All signage shall be ground mounted.
3. Lighting: [RESERVED]
4. Landscape Design: [RESERVED]
5. Buffering: [RESERVED]
6. Parking: [RESERVED]

Approved by County Council on September 18, 2007  
Referred to Planning Commission.

#### **Article XIV. Scenic Highway Overlay**

##### **Title:** Scenic Highway Overlay District

**Definition:** The Scenic Highway Overlay is not intended to be a separate zoning district, but shall be assigned to areas lying along picturesque highway's County Council deems to be of significant value to the citizens of Oconee County, and therefore deserving of standards designed to protect natural beauty, and to promote the acquisition and maintenance of the scenic highway designation.

**Intent:** The intent of the overlay district is to promote development harmonious with the given environment along roads with scenic vistas and pristine landscapes, assets that are an increasingly important part of the area's economic prosperity and general well-being.

**Boundary:** The boundaries of the Scenic Highway Overlay are shown on the Official Oconee County Zoning Map, and are divided into the following sub-districts:

- a. South Carolina Highway 11 (Cherokee Foothills Scenic Highway)
- b. South Carolina Highway 107 (Oscar Wigginton Memorial Scenic Byway)

##### **Standards:**

###### **South Carolina Highway 11 (Cherokee Foothills Scenic Highway) Overlay-**

The following standards shall apply for all areas within a distance of 500 feet of South Carolina Highway 11, measured perpendicularly from the centerline of the road:

- |                     |            |
|---------------------|------------|
| 1. Signage          | [RESERVED] |
| 2. Lighting         | [RESERVED] |
| 3. Landscape Design | [RESERVED] |
| 4. Buffering        | [RESERVED] |
| 5. Parking          | [RESERVED] |

###### **South Carolina Highway 107 (Oscar Wigginton Memorial Scenic Byway) Overlay-**

The following standards shall apply for all areas within a distance of 500 feet of South Carolina Highway 107, measured perpendicularly from the centerline of the road:

- |                     |            |
|---------------------|------------|
| 1. Signage          | [RESERVED] |
| 2. Lighting         | [RESERVED] |
| 3. Landscape Design | [RESERVED] |
| 4. Buffering        | [RESERVED] |
| 5. Parking          | [RESERVED] |

Approved by County Council on September 18, 2007  
Referred to Planning Commission.

## **Article XV. Lake Overlay**

### **Title: Lake Overlay District**

**Definition:** The Lake Overlay is not intended to be a separate zoning district, but shall be assigned to the shoreline areas of Oconee County lakes that are considered by County Council to be vital to the economic prosperity and general well being of all county citizens.

**Intent:** This overlay is intended to protect water quality, maintain natural beauty, and limit secondary impacts of new development that may negatively affect the lifestyles of those living near the lakeshore.

**Boundary:** The boundaries of the Lake Overlay District are shown on the Official Oconee County Zoning Map, and are divided into the following sub-districts:

- a. Keowee/Jocassee Overlay (Lakes Keowee and Jocassee)
- b. Seneca River Overlay (Lake Hartwell)
- c. Tugalo River Overlay (Lake Hartwell)

### **Standards:**

#### **a. Keowee/ Jocassee Overlay (Lakes Keowee and Jocassee)-**

The following standards shall apply within thirteen hundred (1,300) feet of the full pond contour of Lake Keowee and Lake Jocassee, to be measured along a perpendicular line from the full-pond contour:

1. No single-family or multi-family development shall have a net density greater than 4 dwelling units per acre.
2. No structure constructed in the overlay shall have a building height (to be measured in accordance with adopted building codes) greater than 65 feet above finished grade. In no circumstance shall the grade elevation be altered beyond that necessary to provide for structural soundness.
3. A natural vegetative buffer shall be established on all parcels for which any county-issued permit is issued, to be inspected as part of the initial inspection typically performed by County personnel. The buffer shall extend to a depth of twenty-five (25) feet measured along a perpendicular line from the full-pond contour, and shall meet all standards established for natural buffers contained in the Subdivision Regulations Chapter of the Unified Performance Standards, as amended.

**b. Seneca River Overlay (Lake Hartwell) [RESERVED]**

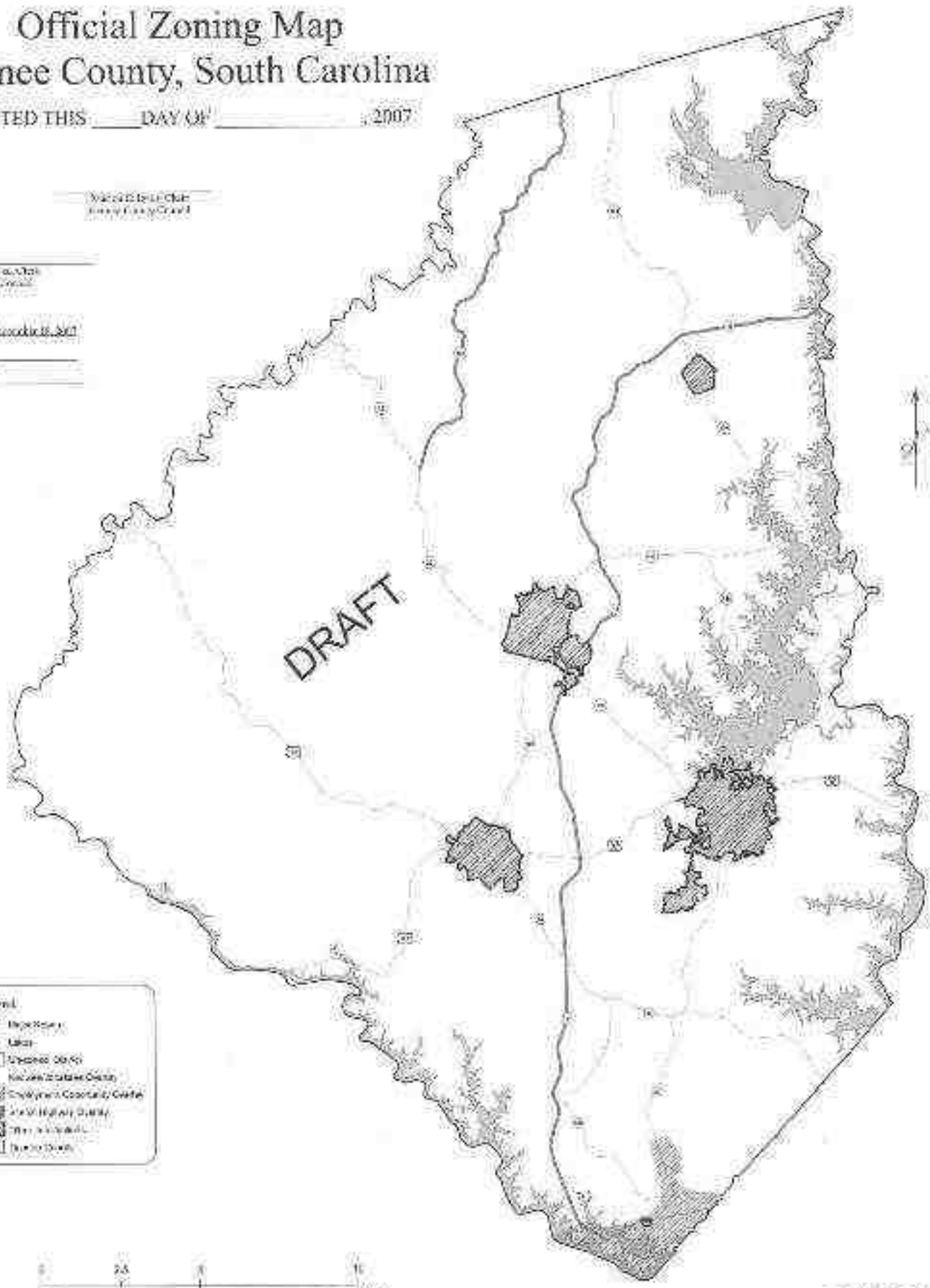
**c. Tugalo River Overlay (Lake Hartwell) [RESERVED]**

# Official Zoning Map Oconee County, South Carolina

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007

18200  
Oconee County, South Carolina  
Official Zoning Map  
Adopted 12/18/07  
Date of Issue \_\_\_\_\_  
By Order \_\_\_\_\_

Map of Oconee County, South Carolina



- Legend**
- Map Scale
  - Lakes
  - Unincorporated Areas
  - Neighboring Counties
  - Oconee County, South Carolina
  - City of Oconee, South Carolina
  - City of Statesville, North Carolina
  - City of Valdosta, Georgia





Draft Referred by  
Planning Commission  
to County Council  
November 19, 2007

- Zoning Ordinance
  - Lake Keowee / Lake Jocassee Overlay  
Boundary to be determined
- Zoning Map

## Oconee County Zoning Enabling Ordinance

### Article 1. Purpose and Authority

**Section 1.01 Purpose** - The zoning regulations and districts as set forth in this ordinance have been made in accordance with the Oconee County Comprehensive Plan. These regulations are designed to lessen traffic congestion, to protect public safety, to promote the health and general welfare of the citizens of Oconee County, to provide adequate light and air, to prevent overcrowding of land, to avoid undue concentration of population, and to facilitate the adequate provisions of transportation, water, sewerage, schools, parks, and other public requirements. These regulations have been made with reasonable consideration of the character of each community and reflect concern for protecting the property and lifestyles of all Oconee County citizens.

**Section 1.02 Authority** - The provisions of this ordinance are adopted under authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code Title 6, and Chapter 29.

**Section 1.03 Jurisdiction** - The regulations set forth in this ordinance shall be applicable within the unincorporated areas of Oconee County.

**Section 1.04 Conflicting Regulations** - In the event that a regulation in this ordinance conflicts with any other county regulation or zoning districts, the more stringent standard shall apply.

**Section 1.05 Official Zoning Map** - The boundary of the unincorporated areas of Oconee County and all adopted zoning districts are shown on a map entitled "Official Zoning Map, Oconee County, South Carolina," which is hereby adopted and declared to be part of this ordinance.

- (1) **Amendments** - Amendments to the Official Zoning Map shall be made as necessary by the Oconee County Council, in accordance with the procedures outlined in this ordinance and according to § 6-29-760 of the State of South Carolina Code of Laws; the map shall at all times portray the current status of the zoning district boundaries.
- (2) **Custodian Map** - A reproducible copy of the Official Zoning Map shall be kept in the office of the Oconee County Zoning Administrator and copies shall be made available for inspection by the public.

**Section 1.06 Interpretation of Districts Boundaries** - When uncertainty exists with respect to the boundaries of a zoning district, as shown on the Official Zoning Map, the following rules shall apply:

- (1) **Delineation** - Zoning district boundary lines are intended to follow the centerline of roadways, streams or other water channels, and follow platted lot or other property lines. In the absence of



Referred by Planning Commission to County Council 11-19-07

visual district boundaries or specified distances on the Official Zoning Map, dimensions or distances shall be determined by the scale on the Official Zoning Map.

- (2) **Interpretation** – In the event that the Zoning Administrator is unable to make a decision regarding the exact boundary on the Official Zoning Map, the Board of Zoning Appeals shall interpret the district's boundary.

**Section 1.07 Severability** – If, for any reason, one or more sections, sentences, clauses, or parts of this Ordinance are held unconstitutional or invalid, such decision shall not affect, impair, or invalidate the remaining provisions of this Ordinance and they shall remain in full force and effect.

**Section 1.08 Exemptions (grandfathering)** – Any lawfully existing land use or structure that is present at the time zoning regulations are adopted and/or amended by County Council, the property that is considered to be non-conforming shall be exempt from these regulations until such time that the intensity of use changes or the use on the property ceases.

**Section 1.09 Effective Date of Ordinance** – This ordinance shall take effect upon final adoption by County Council.

## Article II. Terms and Definitions

**Section 2.01 Rules of Construction and Interpretation of Terms** - The following rules shall govern the interpretation of words and phrases used in this chapter:

- (1) **Customary meanings of words** - The words and phrases used in this chapter shall have their customary meanings except for specific words and phrases.
- (2) **Tense** - The present tense includes the future tense.
- (3) **Number** - The singular number includes the plural number, and the plural number includes the singular number.
- (4) **Person** - The word "person" includes a firm, association, partnership, trust, company, corporation or any other entity usually defined in legal usage as a person.
- (5) **Shall and may** - The word "shall" is mandatory; the word "may" is permissive.
- (6) **Used and occupied** - The word "used" or "occupied" include the words "intended, designed or arranged to be used or occupied."
- (7) **Interpretation of types of districts or zones** - Types of districts or zones, when used as a descriptive term for purposes of identifying certain circumstances in which particular regulations are applied.
- (8) **"Contiguous" as applied to lots** - The word "contiguous" shall be interpreted as meaning: sharing a common lot boundary at any point, and not separated by an intervening public street or alley.
- (9) **"Contiguous" as applied to planning districts or zoning classifications** - The word "contiguous" shall be interpreted as meaning: sharing a common boundary at any point, disregarding any intervening public street or alley.
- (10) **"On the premises of"** - The phrase "on the premises of" as applied to accessory uses or structures shall be interpreted to mean: on the same lot or on a contiguous lot in the same ownership.

**Section 2.02 Definitions** - Except where specifically defined herein, all words used in this Ordinance shall carry their customary meanings. Words used in the present tense include the future tense; the singular number includes the plural. The word shall is mandatory, not directory.

- (1) **Conditional Use(s)** - Provisions that impose conditions, restrictions, or limitations on a permitted use that are in addition to the restrictions applicable to all land in the zoning classification which have been set forth in the text of the zoning ordinance.
- (2) **Current Land Use Map** - A non-regulatory map that graphically represents the existing land use, by parcel, throughout the county.
- (3) **District, Zoning** - a specifically delineated area in a Planning District within which uniform regulations and requirements govern the use, placement, spacing, and size of land and buildings.
- (4) **Future Land Use Map (FLUM)** - A non-regulatory map that graphically represents what the citizens would like to see the county look like in the

future; bringing together the goals expressed in all of the elements of the Comprehensive Plan.

- (5) **Intensity of Use**- A measure of the extent to which a land parcel is developed.
- (6) **Nonconforming Lot** - A lot of record at the time of this Ordinance which does not meet the requirements for area and/or width applicable in the district in which such lot is located.
- (7) **Nonconforming Structure** - A structure which existed lawfully on the date this Zoning Ordinance became effective and which does not conform to the permitted uses for the zoning district in which it is situated. Nonconforming uses are incompatible with permitted uses in the districts involved. Such nonconformities are permitted to continue until they are removed or vacated.
- (8) **Nonconforming Use** - A use that lawfully occupied a building or land at the time this Ordinance became effective, which has been lawfully continued and which does not now conform to the use regulations.
- (9) **Permitted Uses** - Those uses explicitly stated as permitted in the definition of a particular classification or any use that clearly meets the definition and intent of the classification in question.
- (10) **Planning Area Advisory Committee** - A committee appointed by County Council from within a Planning Area considering zoning. This committee will, among other activities, create a proposed zoning map to be considered as an amendment to the existing zoning ordinance.
- (11) **Planning Area** - Various planning areas modeled on the approximate Oconee County Fire Districts; although the Planning Areas are based upon the Fire District boundaries, no link between the two exists, and either may be amended without impacting the boundaries of the other.
- (12) **Special Exception** - A Special Exception use is one which is not permitted by right, but which may be permitted after assessing and addressing potential uses. The Zoning Ordinance lists, by zoning district, those uses that may be allowed by right or by Special Exception. Uses that are included or fit the intent of these lists will be considered in each zoning district.
- (13) **Spot Zoning** - Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the comprehensive plan.
- (14) **Variance** - A variance is a waiver of the dimensional terms of the Zoning Ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of the Ordinance would result in unnecessary and undue hardship and does not involve a change in the use of the property.

- (15) **Zoning Map, Official** – the official map or maps that are adopted as part of the zoning ordinance and delineate the boundaries of Planning Districts and the boundaries of zoning classifications.

### **Article III. Planning District**

**Section 3.01 Official Boundary** – The boundary of the Oconee County Planning District shall conform to the boundaries of the unincorporated areas of Oconee County, and shall be shown on the Official Zoning Map of Oconee County.

**Section 3.02 Planning Areas for Citizen-Initiated Zoning** – [RESERVED]

- |                           |            |
|---------------------------|------------|
| 1. Oakway-                | [RESERVED] |
| 2. Salem-                 | [RESERVED] |
| 3. Corinth--Shiloh-       | [RESERVED] |
| 4. Mountain Rest-         | [RESERVED] |
| 5. Walhalla-              | [RESERVED] |
| 6. Westminster-           | [RESERVED] |
| 7. Seneca-                | [RESERVED] |
| 8. Fair Play-             | [RESERVED] |
| 9. Long Creek-            | [RESERVED] |
| 10. Cleveland-            | [RESERVED] |
| 11. Keowee-Ebenezer-      | [RESERVED] |
| 12. Friendship-           | [RESERVED] |
| 13. Cross Roads-          | [RESERVED] |
| 14. Picket Post-Camp Oak- | [RESERVED] |
| 15. South Union-          | [RESERVED] |
| 16. West Union-           | [RESERVED] |
| 17. Keowee-               | [RESERVED] |

## **Zoning Districts and Regulations**

### **Article IV. Regulations**

#### **Section 4.01 General Prohibition**

1. No building or structure, no use of any building, structure, or land; and no lot of record which did not now or hereafter exist on the effective date of these regulations shall be created.

established, altered, moved, diminished, divided, eliminated, or maintained in any manner except in conformity with the provisions of this ordinance.

2. No use of land or buildings shall be allowed except in conformance with the provisions of these regulations.

**Section 4.02 Non-conforming Uses** – If any non-conforming use is abandoned or discontinued for a period of six months or more, such land shall be in conformity with the provisions of this ordinance.

**Section 4.03 Interpretation of Districts**- All proposed uses fitting the definition and intent of the zoning district for a given parcel shall be considered permitted unless subject to other requirements established by these regulations. In the event the Zoning Administrator is unable to make a reasonable determination about whether the proposed use fits the definition and intent of the zoning district, the matter shall be referred to the Oconee County Board of Zoning Appeals.

**Article V. Un-zoned District** – The usage of parcels within areas designated as un-zoned shall not be specified by this ordinance; however, said usage shall comply with all adopted performance standards, overlay districts, or any other applicable ordinance of Oconee County.

#### **Article VI. Traditional Rural Districts**

**Title:** Traditional Rural District

**Definition:** Parcels located in areas with little or no commercial, industrial, or other significant development; residential development is primarily limited to single-family dwellings. Public infrastructure is limited.

**Intent:** This district is meant to provide for a continuation of traditional lifestyles in sparsely populated areas with low intensity development, and to preserve the character of more remote rural areas. Additionally residents of Traditional Rural areas typically have access to fewer public conveniences than more urban areas, but retain greater freedom in the manner in which they use their land.

**Standards:** [RESERVED]

#### **Article VII. Conservation Districts**

**Title:** Conservation

**Definition:** Those areas designated for preservation and protection.

**Intent:** This district is intended to protect and promote the continuation of Oconee's natural resources.

**Standards:** [RESERVED]

#### **Article VIII. Agriculture Districts**

Referred by Planning Commission to County Council 11-19-07

**Title: Agriculture**

**Definition:** Those areas in which rural lifestyles have traditionally been and continue to be intertwined with agricultural activity and production which has a significant economic impact to the area and Oconee County.

**Intent** – Agricultural districts are intended for the protection of farm land in Oconee County while ensuring sufficient residential and commercial development opportunities exist to serve the needs of citizens living in those areas.

**Standards: [RESERVED]**

**Article IX. Residential Districts**

**Title: Single Family Residential**

**Definition:** Those areas where the primary land is single family residential.

**Intent:** This district is intended to provide for residential single family development in the county and for those related uses that are normally associated with residential communities. Those uses that may generate negative secondary effects impacting life shall be discouraged.

**Standards: [RESERVED]**

**Article X. Multi-family Districts**

**Title: Multi-family**

**Definition:** Those areas that have sufficient infrastructure for the appropriate development of all types of housing. Generally, these areas are close to educational facilities or city services, public transportation, and access to employment opportunities.

**Intent:** The intent of this district is to provide for all housing types. Medium to high density housing shall be allowed by right. These areas shall have access to water and sewage services.

**Standards: [RESERVED]**

**Article XI. Commercial Districts**

**Title: Commercial**

**Definition:** Those areas well suited to supporting commercial activity.



Referred by Planning Commission to County Council 11-19-07

**Intent:** This district is intended to protect and promote the development of commercial and business establishments.

**Standards:** [RESERVED]

## **Article XII. Industrial Districts**

**Title:** Industrial

**Definition:** Those areas suited for light and/or heavy industries.

**Intent:** The intent of this district is to provide for the industrial and commercial needs of Oconee County while protecting other uses from potential negative impacts associated with such activities.

**Standards:** [RESERVED]

## OVERLAY DISTRICTS AND CLASSIFICATIONS

### Article XIII. Employment Opportunity Overlay

**Title:** Employment Opportunity Overlay District

**Definition:** The Employment Opportunity Overlay is not intended to be a separate zoning district, but shall be assigned to those areas County Council has determined to be essential to the future economic prosperity and general well being of all Oconee citizens.

**Intent:** The Overlay is intended to promote development that reflects the best building and site design practices in a manner that will maintain the greatest marketability of the area over time.

**Boundary:** The boundaries of the Employment Opportunity Overlay are shown on the Official Oconee County Zoning Map, and are divided into the following sub-districts:

- a. Interstate 85 Employment Opportunity Overlay
- b. [RESERVED]

#### Standards:

##### 4. Interstate 85 Employment Opportunity Overlay-

1. Residential Development: No residential development shall have a gross density greater than 1 dwelling unit per 5 acres.
2. Signage: All signage shall be ground mounted.
3. Lighting: [RESERVED]
4. Landscape Design: [RESERVED]
5. Buffering: [RESERVED]
6. Parking: [RESERVED]

## **Article XIV. Scenic Highway Overlay**

### **Title: Scenic Highway Overlay District**

**Definition:** The Scenic Highway Overlay is not intended to be a separate zoning district, but shall be assigned to areas lying along picturesque highways County Council deems to be of significant value to the citizens of Geosce County, and therefore deserving of standards designed to protect natural beauty, and to promote the acquisition and maintenance of the scenic highway designation.

**Intent:** The intent of the overlay district is to promote development harmonious with the given environment along roads with scenic vistas and pristine landscapes, assets that are an increasingly important part of the area's economic prosperity and general well being.

**Boundary:** The boundaries of the Scenic Highway Overlay are shown on the Official Geosce County Zoning Map, and are divided into the following sub-districts:

- a. South Carolina Highway 11 (Cherokee Foothills Scenic Highway)
- b. South Carolina Highway 107 (Oscar Wigginton Memorial Scenic Byway)

### **Standards:**

#### **South Carolina Highway 11 (Cherokee Foothills Scenic Highway) Overlay-**

The following standards shall apply for all areas within a distance of 500 feet of South Carolina Highway 11, measured perpendicularly from the centerline of the road:

- |                     |            |
|---------------------|------------|
| 1. Signage          | [RESERVED] |
| 2. Lighting         | [RESERVED] |
| 3. Landscape Design | [RESERVED] |
| 4. Buffering        | [RESERVED] |
| 5. Parking          | [RESERVED] |

#### **South Carolina Highway 107 (Oscar Wigginton Memorial Scenic Byway) Overlay-**

The following standards shall apply for all areas within a distance of 500 feet of South Carolina Highway 107, measured perpendicularly from the centerline of the road:

- |                     |            |
|---------------------|------------|
| 1. Signage          | [RESERVED] |
| 2. Lighting         | [RESERVED] |
| 3. Landscape Design | [RESERVED] |
| 4. Buffering        | [RESERVED] |
| 5. Parking          | [RESERVED] |

## **Article XV. Lake Overlay**

### **Title: Lake Overlay District**

**Definition:** The Lake Overlay is not intended to be a separate zoning district, but shall be assigned to the shoreline areas of Oconee County lakes that are considered by County Council to be vital to the economic prosperity and general well being of all county citizens.

**Intent:** This overlay is intended to protect water quality, maintain natural beauty, and limit secondary impacts of new development that may negatively affect the lifestyles of those living near the lakeshore.

**Boundary:** The boundaries of the Lake Overlay District are shown on the Official Oconee County Zoning Map, and are divided into the following sub-districts:

- a. Keowee/Jocassee Overlay (Lakes Keowee and Jocassee)
- b. Seneca River Overlay (Lake Hartwell)
- c. Tugaloo River Overlay (Lake Hartwell)

### **Standards:**

#### **a. Keowee/ Jocassee Overlay (Lakes Keowee and Jocassee)-**

The following standards shall apply within boundaries to be determined:

1. No single-family or multi-family development shall have a net density greater than 4 dwelling units per acre.
2. No structure constructed in the overlay shall have a building height (to be measured in accordance with adopted building codes) greater than 65 feet above finished grade. In no circumstance shall the grade elevation be altered beyond that necessary to provide for structural soundness.
3. A natural vegetative buffer shall be established on all parcels for which any county-issued permit is issued, to be inspected as part of the initial inspection typically performed by County personnel. The buffer shall extend to a depth of twenty-five (25) feet measured along a perpendicular line from the full-pond contour, and shall meet all standards established for natural buffers contained in the Subdivision Regulations Chapter of the Unified Performance Standards, as amended.

b. Seneca River Overlay (Lake Hartwell)                   **[RESERVED]**

c. Tugaloo River Overlay (Lake Hartwell)                   **[RESERVED]**

# Official Zoning Map Oconee County, South Carolina

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007

Version 8.000, May 2007  
Official Zoning System

Map:

Proposed Title: \_\_\_\_\_  
Official Zoning District:

in Title: Section 11.230

Shading:

by Title:

Overlay boundary  
to be determined

DRAFT

Sent to County Council by the  
Planning Commission on  
November 19, 2007

### Legend

- City/County
- Water
- Unincorporated Area
- Unincorporated Area
- Unincorporated Area
- Unincorporated Area
- Unincorporated Area
- Unincorporated Area
- Unincorporated Area
- Unincorporated Area



South Carolina Department of Transportation



# Oconee County Sewer Commission

623 Return Church Road - Seneca, South Carolina 29678  
Phone (864) 972-3900 Fax (864) 972-3917

January 8, 2008

Mr. Dale Surratt  
Oconee County Administrator  
115 S. Pine Street  
Walhalla, SC 29691

RE: Fair Play Commerce Center  
Topography and Additional Soils Engineering

Dear Mr. Surratt:

Members of the Sewer Commission voted last night to approve a Change order to the Contract with W.K. Dickson Engineering for the work at the Fair Play Commerce Center to include:

a) A topographical survey at a cost of	\$20,000.00
b) Additional soils investigation at a cost of	\$4,500.00
c) Reimbursable expenses, not to exceed	\$1,500.00
Total	\$26,000.00

This approval was contingent upon the County's approval to reimburse the OCSC for these costs as has been the case for work on the I-85 project to date.

The development of a Preliminary Engineering Report (PER) for the FPKC will cost an additional \$20,000.00 and will be addressed when the above is complete. This item was included in the proposal from W.K. Dickson of which you were copied.

Please address the above with County Council and give OCSC authorization to proceed with the work.

Thanks for your cooperation and if you need anything further please call.

Sincerely,

Robert C. Winchester  
General Superintendent, OCSC

cc: Oconee County Council  
Jim Alexander, Economic Development  
Commissioners

RCW:gm





# Oconee County Sewer Commission

623 Return Church Road · Seneca, South Carolina 29678  
Phone (864) 972-3900 Fax (864) 972-3917

*Beth,  
Check w.  
Marion to  
see if he wants  
to pay on out  
standing*

**received**  
12-12-07 SM

December 11, 2007

Oconee County Administrator  
415 S. Pine Street  
Walhalla, SC 29691

RE: W.K. Dickson, Inc. Engineering Invoices  
I-85 Sewer Projects

Dear Mr. Hendricks,

Attached please find the invoice for the I-85 portion of W.K. Dickson, Inc. engineering services for the proposed I-85 Infrastructure Projects from August through October 2007.

The Oconee County Sewer Commission has paid W.K. Dickson, Inc. and requests reimbursement from the county of these funds. Find included copies of W.K. Dickson itemized invoices for all of the I-85 proposed projects.

If you need anything further or have questions, please call. Thanks for your cooperation.

Sincerely,

Robert C. Winchester  
General Superintendent, OCSC

CC: Commission  
File: Infrastructure Projects

rew/gmp



# Oconee County Sewer Commission

623 Return Church Road • Seneca, South Carolina 29678  
Phone (864) 972-3900 Fax (864) 972-3917

December 11, 2007

## INVOICE

Oconee County  
415 S. Pine Street  
Walhalla, SC 29691

Professional Services from W.K. Dickson & Co., Inc.

Invoice #60623 August 30, 2007

Interstate 85/SCDOT Welcome Center & Interstate 85 Exit #4 Sewer – This phase was opened to cover additional time charges associated with preparation and attendance at the August 21<sup>st</sup> meeting and related cost projections and preparations for the September meeting.

Reimbursable Expenses \$ 4,889.92

Invoice #60835 September 30, 2007

Interstate 85/SCDOT Welcome Center & Interstate 85 Exit #4 Sewer – This phase was opened to cover additional time charges associated with preparation and attendance at the September 11<sup>th</sup> meeting and related cost projections and preparations for the September and October 2 meeting with Oconee County Council.

Reimbursable Expenses \$ 4,999.21

Invoice #61062 October 31, 2007

Interstate 85/SCDOT Welcome Center & Interstate 85 Exit #4 Sewer – This phase was opened to cover additional time charges associated with the industrial park. Charges this period include preparation and attendance at the October 2 County Council meeting and related work efforts associated with soils investigations performed at the industrial park site on October 30<sup>th</sup>.

Reimbursable Expenses \$ 4,187.52

SUBTOTAL \$ 14,076.65

**TOTAL DUE**

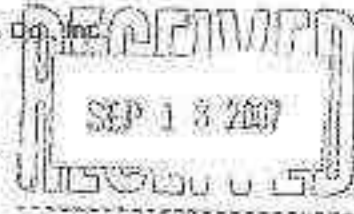
**\$14,076.65**

Due and Payable to Oconee County Sewer Commission Upon Receipt





Remit to: W.K. Dickson & Co., Inc.  
 PO Box 36095  
 Charlotte, NC 28236  
 (704) 227-3453



Due by 25th of month

August 31, 2007  
 Project No: 60952.00.CE  
 Invoice No: 0060623

Oconee County Sewer Commission  
 623 Return Church Road  
 Seneca, SC 29678

Project 60952.00.CE Oconee County Sewer Commission - Multiple Projects

Professional Services from August 1, 2007 to August 31, 2007

Phase 01 Interstate 85/SCDOT Welcome Center  
 Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Interstate 85/SCDOT Welcome Center	29,000.00	98.00	28,710.00	28,710.00	0.00
Interstate 85 Exit 24 Sewer	26,800.00	28.71	7,694.28	7,694.28	0.00
Marlin Creek Sewer	29,900.00	100.00	29,900.00	29,900.00	0.00
Richland/Douglasland Sewer	26,900.00	100.00	26,900.00	26,900.00	0.00
Septic and Grease Receiving Facility	9,700.00	100.00	9,700.00	9,700.00	0.00
<b>Total Fee</b>	<b>124,300.00</b>		<b>104,904.28</b>	<b>104,904.28</b>	<b>0.00</b>
<b>Total Fee</b>					<b>0.00</b>

Phase Amount 50.00

Phase 06 Reimbursable Expenses (All Phases)

Reimbursable Expenses

Auto Mileage					
8/21/07 WKD 071 - Fuel	239 miles @ .485/mile		115.92		
<b>Total Reimbursables</b>			<b>115.92</b>		<b>115.92</b>

Phase Amount \$115.92

Phase 07 Additional Services

Professional Personnel

	Hours	Rate	Amount
Project Manager	25.00	130.00	3,250.00
Designer	15.00	62.00	1,476.00
Administrative Assistant	1.00	48.00	48.00

Project 60052.00 CI Oconee County Sewer Commission - Invoice 0000023  
Multiple Projects

Totals 44.00 4,774.00  
Total Labor 4,774.00

Phase Amount \$4,774.00

INVOICE TOTAL \$4,889.92

	Current	Prior	Total
Billings to Date	4,889.92	111,984.30	116,874.22

Project Manager Charles Fronberger

PAID

CHECK # 1004011

DATE: 9-19-07

ACCOUNTING [Signature]

PROJECT REPORTProject: Oconee County Infrastructure ProjectsConsultant: W. K. DicksonReport Period: August 1, 2007 – August 31, 2007**Budget:**

Phase	Description	Fee	% Complete
01	I-85/SCDOT Welcome Center	\$29,000	99 %
02	I-85 Exit #4	\$26,800	28.71 %
03	Martin Creek Sewer	\$29,900	100 %
04	Richland/Bountyland Sewer	\$28,900	100 %
05	Septic/Grease Trap Rec. Station	\$9,700	100 %
06	Reimbursable Expenses	\$6,000	44.87 %
07	Additional Services	\$ 9,254 (total)	100 % (Time & Expense)

Description of Project Phase:

1. Interstate 85/ SCDOT Welcome Center Sewer Project - Phase I (Welcome Center Infrastructure - Industrial Park Site). Providing services to determine options for treating wastewater discharged from the existing Welcome Center and options for treating wastewater from the industrial site on Highway 59.
2. Additional or Supplemental services for locating collector and transportation lines and point of treatment for sewer which may be collected from existing and future residential, commercial, and industrial customers at or near Exit 4, Interstate 85, Phase I.
3. Martin Creek Sewer Project Upgrade - Phase I. Providing conveyance options for transfer of wastewater from the Martin Creek Basin to Perkins Creek interceptor, and allied service relating thereto.
4. Richland Creek Sewer Project Upgrade - Phase I. Providing conveyance options for transfer of wastewater from the Richland Creek/ Bountyland Basin to the wastewater treatment facilities, and allied service relating thereto.
5. Septic and Grease Receiving Facility Project - Phase I. Provide a study for the construction of a Septic and Grease Receiving Facility located at the Coneruss WWTP.
6. Reimbursable Expenses from all phases.
7. Additional Services as requested and approved by OCSC.

**Project Status:**

The following actions were performed on the respective project phases during the reporting period:

01 I-85/SCDOT Welcome Center

No work this period on this project.

02 I85 Exit #4

No work this period on this project.

03 Martin Creek Sewer

No work this period on this project.

04 Richland/Bonnyland Sewer

No work this period on this project.

05 Septic/Grease Trap Rec. Station

No work this period on this project.

06 Reimbursable Expenses

This project phase tracks expense costs associated with the project with costs often lagging actual date of charges due to credit card billing dates. Charges are for travel expenses associated with attendance at Oconee County meeting of August 21, 2007 related to the Goldie "Jacoby" Proposal.

07 Additional Services

This phase was opened to cover the additional time charges associated with preparation and attendance at the August 21 meeting and related cost projections and preparations for the September meeting.

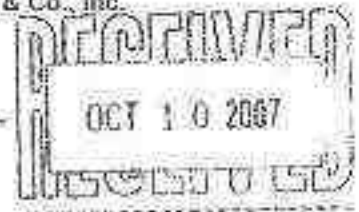
Submitted By:

Charles R. Fromberger, P.E.  
Project Manager  
W.K. Dickson & Co., Inc.





Remit to: W.K. Dickson & Co., Inc.  
 PO Box 36005  
 Charlotte, NC 28236  
 (704) 227-3453



Due by 25th of month

September 30, 2007  
 Project No: 60052.00.CL  
 Invoice No: 0060535

George County Sewer Commission  
 823 Return Church Road  
 Seneca, SC 29678

Project: 60052.00.CL George County Sewer Commission - Multiple Projects

Professional Services from September 1, 2007 to September 30, 2007

Phase 01 Interstate 85/SCDOT Welcome Center  
 Fee:

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Interstate 85/SCDOT Welcome Center	28,000.00	99.00	28,710.00	28,710.00	0.00
Interstate 85 Exit #4 Sewer	20,900.00	28.71	7,694.28	7,694.28	0.00
Martin Creek Sewer	29,900.00	100.00	29,900.00	29,900.00	0.00
Richland/Bountyland Sewer	28,900.00	100.00	28,900.00	28,900.00	0.00
Solids and Grease Receiving Facility	9,700.00	100.00	9,700.00	9,700.00	0.00
<b>Total Fee</b>	<b>124,300.00</b>		<b>104,904.28</b>	<b>104,904.28</b>	<b>0.00</b>
<b>Total Fee</b>					<b>0.00</b>

Phase Amount \$0.00

Phase 06 Reimbursable Expenses (All Phases)

**Reimbursable Expenses:**

**Auto Mileage:**

8/30/07 WKO 071 - Pool	383 miles @ .45/mile	171.21	
<b>Total Reimbursables:</b>		<b>171.21</b>	<b>171.21</b>

Phase Amount \$171.21

Phase 07 Additional Services

**Professional Personnel**

	Hours	Rate	Amount
Project Manager	32.00	130.00	4,160.00
Designer	8.00	82.00	656.00
Administrative Assistant	.25	48.00	12.00

Project: 60052.00 CL      Oconee County Sewer Commission - Multiple Projects      Invoice: 0080835

Totals: 40.25      4,828.00  
Total Labor: 4,828.00

Phase Amount: \$4,828.00

INVOICE TOTAL: \$4,999.21

Billings to Date:      Current      Prior      Total  
4,999.21      116,874.22      121,873.43

Project Manager: Charles Fromberger

PAID

CHECK: Conrad King 10/17/07

DATE: 10-17-07

ACCOUNTING: GRP

GRF Reimbursed from CUE

10-18-07

C.K.# 1007

PROJECT REPORT**Project:** Oconee County Infrastructure Projects**Consultant:** W. K. Dickson**Report Period:** September 1, 2007 – September 30, 2007**Budget:**

Phase	Description	Fee	% Complete
01	I-85/SC3001 Welcome Center	\$29,000	99 %
02	I-85 Exit 64	\$26,800	28.71 %
03	Martin Creek Sewer	\$29,900	100 %
04	Richland/Bountyland Sewer	\$78,900	100 %
05	Septic/Grease Trap Rec. Station	\$9,700	100 %
06	Reimbursable Expenses	\$6,000	44.87 %
07	Additional Services	\$34,982 (total)	100 % (Time & Expense)

**Description of Project Phase:**

1. Interstate 85/ SCDOT Welcome Center Sewer Project – Phase I (Welcome Center Infrastructure – Industrial Park Site). Providing services to determine options for treating wastewater discharged from the existing Welcome Center and options for treating wastewater from the industrial site on Highway 59.
2. Additional or Supplemental services for locating collector and transportation lines and point of treatment for sewer which may be collected from existing and future residences, commercial, and industrial customers at or near Exit 4, Interstate 85. Phase I.
3. Martin Creek Sewer Project Upgrade - Phase I. Providing conveyance options for transfer of wastewater from the Martin Creek Basin to Perkins Creek interceptor, and allied services relating thereto.
4. Richland Creek Sewer Project Upgrade - Phase I. Providing conveyance options for transfer of wastewater from the Richland Creek/ Bountyland Basin to the wastewater treatment facilities, and allied services relating thereto.
5. Septic and Grease Receiving Facility Project - Phase I. Provide a study for the construction of a Septic and Grease Receiving Facility located at the Concross WWTP.
6. Reimbursable Expenses from all phases.
7. Additional Services as requested and approved by OCSC.

**Project Status:**

The following actions were performed on the respective project phases during the reporting period:

**01 I-85/SCDOT Welcome Center**

No work this period on this project.

**02 I85 Exit #4**

No work this period on this project.

**03 Martin Creek Sewer**

No work this period on this project.

**04 Richland/Bountyland Sewer**

No work this period on this project.

**05 Septic/Grease Trap Rec. Station**

No work this period on this project.

**06 Reimbursable Expenses**

This project phase tracks expense costs associated with the project with costs often lagging actual date of charges due to credit card billing dates. Charges are for travel expenses associated with attendance at Oconee County meeting of September 11, 2007 related to the Goldie "Jacobs" Proposal.

**07 Additional Services**

This phase was opened to cover the additional time charges associated with preparation and attendance at the September 11 meeting and related cost projections and preparations for the September and October 2 meeting with Oconee County.



**INVOICE**

PAID  
NOV 01 2007

Remit to: W.K. Dickson & Co., Inc.  
PO Box 38008  
Charlotte, NC 28238  
(704) 227-3453

Due by 25th of month

Oconee County Sewer Commission  
623 Return Church Road  
Seneca, SC 29678

October 31, 2007  
Project No: 60062.00.CL  
Invoice No: 0081082

Project 60062.00.CL Oconee County Sewer Commission - Multiple Projects

Professional Services from October 1, 2007 to October 31, 2007

Phase 01 Interstate 85/SCDOT Welcome Center  
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Interstate 85/SCDOT Welcome Center	28,000.00	99.00	28,710.00	28,710.00	0.00
Interstate 85 Exit #4 Sewer	28,800.00	28.71	7,694.28	7,694.28	0.00
Martin Creek Sewer	29,900.00	100.00	29,900.00	29,900.00	0.00
Richland/Bocanbyland Sewer	28,900.00	100.00	28,900.00	28,900.00	0.00
Septic and Grease Receiving Facility	9,700.00	100.00	9,700.00	9,700.00	0.00
<b>Total Fee</b>	<b>124,300.00</b>		<b>104,904.28</b>	<b>104,904.28</b>	<b>0.00</b>

PAID

← Debit  
CHECK # 283 Const (Trans # 2785 CLP)  
DATE 11-16-07  
ACCOUNTING [Signature]

Phase 06 Reimbursable Expenses (All Phases)  
Reimbursable Expenses

Auto Mileage					
10/31/07 WKD 102 - Pool	32 miles @ .485/mile		15.52		
<b>Total Reimbursables</b>			<b>15.52</b>	<b>15.52</b>	
			<b>Phase Amount</b>		<b>\$15.52</b>

Phase 07 Additional Services  
Professional Personnel

	Hours	Rate	Amount
Project Manager	32.00	130.00	4,160.00
Administrative Assistant	.25	48.00	12.00
<b>Totals</b>	<b>32.25</b>		<b>4,172.00</b>
<b>Total Labor</b>			<b>4,172.00</b>

\*Payments not received within 30 days of due date will be charged interest.

Project 60052.00.C1 Oconee County Sewer Commission - Invoice 0061062  
Multiple Projects

Phase Amount \$4,172.00

INVOICE TOTAL \$4,187.52

	Current	Prior	Total
Billings to Date	4,187.52	121,873.43	126,060.95
Project Manager:	Charles Fronberger		

PAID

CHECK # 383 Const

DATE 11-16-07

ACCOUNTANT J.P.

Transferred from A/C # 2739  
A/C # Reimbursed by CUS A/C # 1008



**PROJECT REPORT**

**Project:** Oconee County Infrastructure Projects  
**Consultant:** W. K. Dickson  
**Report Period:** October 1, 2007 – October 31, 2007

**Budget:**

<u>Phase</u>	<u>Description</u>	<u>Fee</u>	<u>% Complete</u>
01	I-85/SCDOT Welcome Center	\$29,000	99 %
02	I-85 Exit #4	\$26,800	28.71 %
03	Martin Creek Sewer	\$29,900	100 %
04	Richland/Bountyland Sewer	\$28,900	100 %
05	Septic/Grease Trap Rec. Station	\$9,700	100 %
06	Reimbursable Expenses	\$6,000	47.98 %
07	Additional Services	\$18,254 (total)	100 % (Firm & Expense)

**Description of Project Phase:**

1. Interstate 85/ SCDOT Welcome Center Sewer Project – Phase I (Welcome Center Infrastructure – Industrial Park Site). Providing services to determine options for treating wastewater discharged from the existing Welcome Center and options for treating wastewater from the industrial site on Highway 59.
2. Additional or Supplemental services for locating collector and transportation lines and point of treatment for sewer which may be collected from existing and future residences, commercial, and industrial customers at or near Exit 4, Interstate 85, Phase I.
3. Martin Creek Sewer Project Upgrade – Phase I. Providing conveyance options for transfer of wastewater from the Martin Creek Basin to Perkins Creek Interceptor, and allied service relating thereto.
4. Richland Creek Sewer Project Upgrade - Phase I. Providing conveyance options for transfer of wastewater from the Richland Creek/ Bountyland Basin to the wastewater treatment facilities, and allied service relating thereto.
5. Septic and Grease Receiving Facility Project - Phase I. Provide a study for the construction of a Septic and Grease Receiving Facility located at the Coneross WWTP.
6. Reimbursable Expenses from all phases.
7. Additional Services as requested and approved by OCSC.

Project Status:

The following actions were performed on the respective project phases during the reporting period:

01 I-85/SCDOT Welcome Center

No work this period on this project.

02 I85 Exit #4

No work this period on this project.

03 Martha Creek Sewer

No work this period on this project.

04 Richland/Bountyland Sewer

No work this period on this project.

05 Septic/Grease Trap Rec. Station

No work this period on this project.

06 Reimbursable Expenses

This project phase tracks expense costs associated with the project with costs often lagging actual date of charges due to credit card billing dates. Charges are for travel expenses associated with attendance at Oconee County meeting of October 2, 2007 related to the industrial park.

07 Additional Services

This phase was opened to cover the additional time charges associated with the industrial park. Charges this period include preparation and attendance at the October 2 County Council meeting and related work efforts associated with soils investigations performed at the industrial park site on October 30.